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Gargan & Hart

Estate Agents



Highland Road | Torquay | TQ2 6NQ

Guide Price £280,000 - £300,000

Experienced Estate Agents working for you.

MAIN ENTRANCE

UPVC part panelled and obscure double glazed main entrance door, with window over, opening to:-

ENTRANCE VESTIBULE

Part timber panelled and glazed door, with window over, opening to:-

RECEPTION HALL

A welcoming area with radiator, high gloss ceramic flooring and recessed spotlights to coved ceiling. Doors to Family Bathroom and Bedrooms 2 and 3. Opening through to:-

OPEN PLAN LOUNGE/KITCHEN/DINER/SNUG

A fantastic light and contemporary space, with UPVC double glazed French doors leading out to rear garden, recessed spotlights to ceiling and high gloss ceramic tiled flooring throughout, allowing the defined areas to be seamlessly enjoyed by all the family.

LOUNGE/DINING AREA

12' 11" x 20' 10" (3.94m x 6.35m)

LOUNGE AREA

UPVC double glazed window with outlook over rear garden, radiator.

DINING AREA

UPVC double glazed window with outlook over rear garden, radiator, telephone point.

KITCHEN AREA

6' 10" x 10' 09" (2.08m x 3.28m)

UPVC obscure double glazed window to side aspect, modern range of fitments comprising gloss fronted wall, base and drawer units with rolled edge work surfaces. Inset stainless steel circular sink unit with mixer tap, matching drainer and tiled splashback, plumbing for automatic washing machine and dishwasher, space for undercounter fridge and freezer. Inset four ring halogen hob with built-in gas oven under, cupboard housing gas fired boiler servicing domestic hot water and central heating system.

SNUG/STUDY AREA

10' 04" x 12' 03" (3.15m x 3.73m)

Stairway to Bedroom 1 with open storage area under, telephone point, feature glass block panel to Reception Hall.

BEDROOM 2

12' 04" To Bay" x 11' 05" (3.76m x 3.48m)

A spacious double bedroom with walk-in bay window, UPVC double glazing and outlook to front, radiator, coved ceiling.

BEDROOM 3

12' 03" x 12' 10" (3.73m x 3.91m)

Another spacious double bedroom with UPVC double glazed window and outlook to front, radiator, two built-in wardrobes with hanging rails and shelving to chimney recess, coved ceiling.

FAMILY BATHROOM

UPVC obscure double glazed window to side aspect, modern white suite comprising panelled bath with mixer tap, plumbed shower unit over and glazed screen to side. Low level WC, wash basin set in vanity unit with open shelving under, wall mounted ladder style heated towel rail. Part mirrored panel and ceramic tiling to one wall, ceramic tiling to remaining walls, recessed spotlights to ceiling, extractor fan.

FIRST FLOOR LANDING

Door to:-

BEDROOM 1

11' 01" x 14' 07" (3.38m x 4.44m)

A spacious double bedroom with double glazed Velux window to rear aspect, radiator, access to eaves storage, recessed spotlights to part sloping ceiling.

OUTSIDE

To the front of the property the garden is laid to a large lawned area, with low walling to boundaries. A shared driveway to one side leads to main entrance, with outside light and cold water tap, before continuing to rear access gate and:-

GARAGE

Metal up and over door with glazed window to one side.

To the rear of the property the south west facing garden has been attractively landscaped to a large paved patio seating area, with outside light and steps leading up to a large predominantly level lawned area with timber fencing to boundaries, offering a good deal of privacy and seclusion.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

From Newton Road, at the traffic lights near Torre Station, turn into Avenue Road. At the next set of traffic lights turn right into Old Mill Road, continuing under the bridge before turning right into Mallock Road. Continue some distance before turning right again into Sherwell Lane and then left into Sherwell Rise South. Turn next right into Highland Road and continue some distance where the property will be seen to the left hand side.

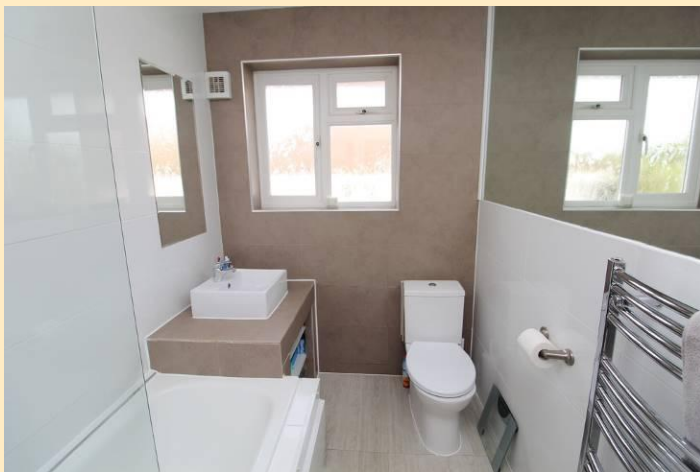
ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - C

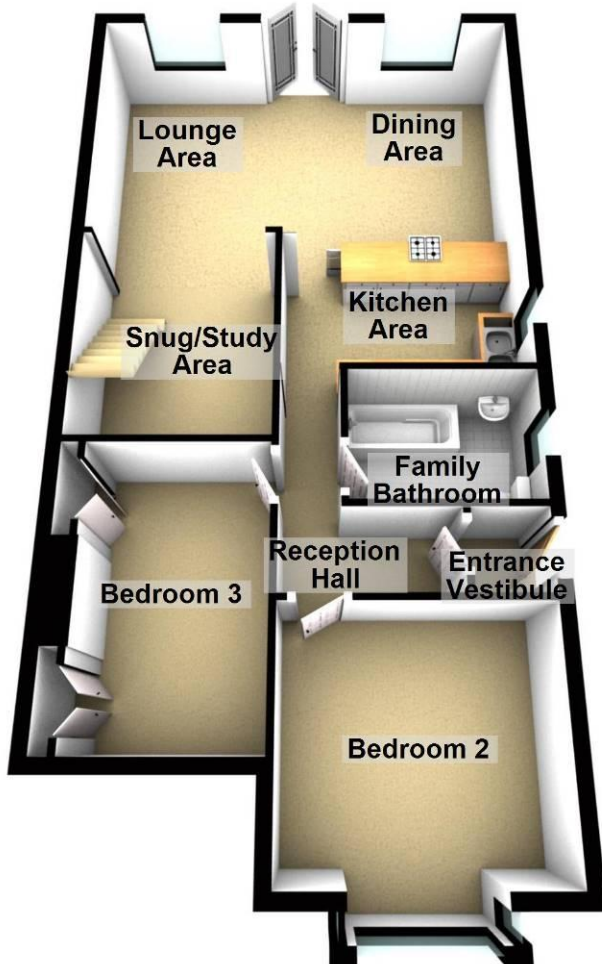
Local Authority - Torbay Council

EPC: D

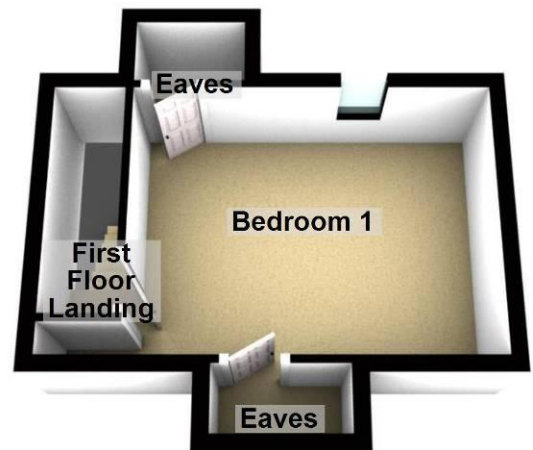


Situated within a very desirable and much sought after road, located in the popular suburb of Chelston, Torquay, is this spacious semi-detached family home. The excellent accommodation is full of light and has a contemporary feel throughout. A particular feature of the property is the fantastic open plan living area to the rear, which has been arranged into defined areas to enable the family to enjoy cooking, entertaining and relaxing together. Also, to the ground floor, are two double bedrooms and family bathroom, with the master bedroom to the first floor. Outside, there is a shared driveway, garage and lawned garden to the front. To the rear there is a large south facing garden, laid to a paved patio area and lawn, ideal for al fresco entertaining! Viewing of this superb family home is highly recommended to fully appreciate the versatile accommodation on offer.

Ground Floor



First Floor



SERVICES & REFERRAL FEES: Gargan & Hart Estate Agents refer buyers and vendor clients to **L&C Mortgages**. Should you decide to use this service, we will receive a fee based on 25% of the fee that L&C Mortgages earn from the lender/insurance provider. Our average fee earned would typically be £200. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase.

These particulars are believed to be accurate, but should not be relied upon as statements of fact, and intending purchasers should satisfy themselves as to their accuracy. We have not carried out a structural survey. We have not tested the various services, appliances or equipment. If floorplans are included, they are for guidance and illustration purposes only and are not to scale. The identification of a property and boundaries within aerial photographs are approximate.

Torbay Office: 23 Old Mill Road, Chelston, Torquay, Devon TQ2 6AU